

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

45 Explorers Road, Yinnar South Vic 3869

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$875,000

### Median sale price\*

Median price

Property Type

Suburb

Yinnar South

Period - From

to

Source

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property        | Price     | Date of sale |
|---|---------------------------------------|-----------|--------------|
| 1 | 145 Creamery Rd YINNAR 3869           | \$945,000 | 06/09/2023   |
| 2 | 10 Outlook Dr JEERALANG JUNCTION 3840 | \$925,000 | 13/12/2023   |
| 3 | 195 Creamery Rd YINNAR 3869           | \$852,000 | 22/08/2023   |

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/01/2024 11:12

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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**Property Type:** Lifestyle Property (Rur)

**Land Size:** 20234.3 sqm approx

Agent Comments

## Comparable Properties



**145 Creamery Rd YINNAR 3869 (VG)**

Agent Comments

3   -   -

**Price:** \$945,000

**Method:** Sale

**Date:** 06/09/2023

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 20200 sqm approx



**10 Outlook Dr JEERALANG JUNCTION 3840 (REI)**

Agent Comments

4   2   2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** House

**Land Size:** 40400 sqm approx



**195 Creamery Rd YINNAR 3869 (VG)**

Agent Comments

4   -   -

**Price:** \$852,000

**Method:** Sale

**Date:** 22/08/2023

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 30690 sqm approx